

Local Market Update – April 2021

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Chatham

Single-Family Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	8	14	+ 75.0%	56	80	+ 42.9%
Closed Sales	18	22	+ 22.2%	46	79	+ 71.7%
Median Sales Price*	\$540,000	\$1,794,250	+ 232.3%	\$793,000	\$1,421,351	+ 79.2%
Inventory of Homes for Sale	147	35	- 76.2%	--	--	--
Months Supply of Inventory	10.7	1.5	- 86.0%	--	--	--
Cumulative Days on Market Until Sale	155	135	- 12.9%	137	142	+ 3.6%
Percent of Original List Price Received*	93.9%	93.4%	- 0.5%	92.5%	94.5%	+ 2.2%
New Listings	17	19	+ 11.8%	117	69	- 41.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

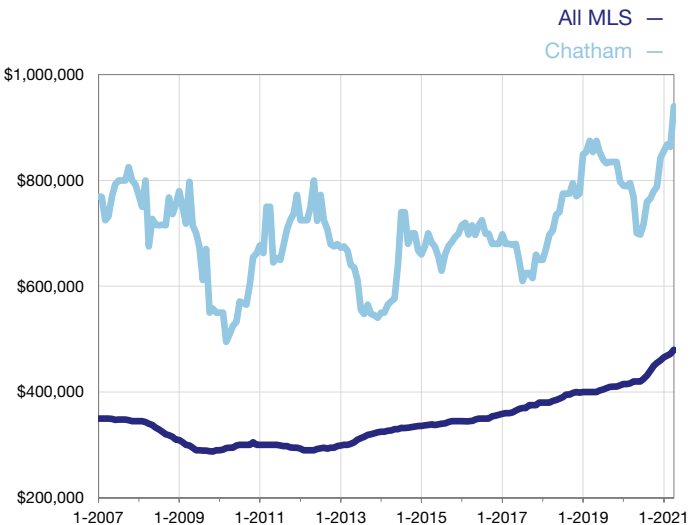
Condominium Properties

Key Metrics	April			Year to Date		
	2020	2021	+ / -	2020	2021	+ / -
Pending Sales	0	3	--	4	13	+ 225.0%
Closed Sales	1	2	+ 100.0%	4	6	+ 50.0%
Median Sales Price*	\$500,000	\$633,450	+ 26.7%	\$342,500	\$633,450	+ 84.9%
Inventory of Homes for Sale	22	11	- 50.0%	--	--	--
Months Supply of Inventory	9.4	4.1	- 56.4%	--	--	--
Cumulative Days on Market Until Sale	232	25	- 89.2%	204	113	- 44.6%
Percent of Original List Price Received*	97.1%	99.4%	+ 2.4%	93.7%	96.3%	+ 2.8%
New Listings	4	5	+ 25.0%	19	14	- 26.3%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation

